

This Warranty Deed Made the 14 day of August A D 1985 by

ROBERT D. MESSER and wife, MARIE A. MESSER

FILE# 85-34424
BAY COUNTY, FLORIDA

hereinafter called the grantor to

CARROLL L. BURDEN, a single woman; and DOMINICK MASELLI, a single man

whose postoffice address is

P. O. Box 13488

hereinafter called the grantee

New Orleans, Louisiana 70185

Witnesses used herein, the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the officers and agents of corporations.

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10,00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, re-mises, releases, conveys and confirms unto the grantee, all that certain land situate in BAY County, Florida, viz:

The North half of the Southeast quarter of the Northeast quarter of the Southeast quarter of Section 3, Township 1 North, Range 12 West.

SUBJECT TO Exceptions as shown in the deed recorded in Deed Book 187, Page 437; and Easement to Gulf Coast Electric Cooperative as shown recorded in Deed Book 157, Page 111; to the extent to which any or all of the foregoing are valid and enforceable, the mention herein, however, does not serve to reimpose same.

GRANTORS HEREIN CONVEY ANY AND ALL MINERALS RIGHTS THEY MAY POSSESS BUT MAKE NO WARRANTIES AS TO SUCH MINERAL RIGHTS.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31 19 84

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Attest:
Notary Public

Robert D. Messer
Robert D. Messer
Marie A. Messer
Marie A. Messer

L.S.

L.S.

STATE OF Florida
COUNTY OF Okaloosa

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Robert D. Messer and wife, Marie A. Messer

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 14 day of August, A. D. 19 85

Notary Public

SPACE BELOW FOR RECORDER'S USE

Documentary Tax \$ 30.00
Intangible Tax \$
Harold Bazzel, Clerk, Bay County
By: [Signature] D.C.

RCI: AUG 21 1985 @ 9:14 AM
HAROLD BAZZEL, CLERK

7988 [W-2]

This instrument prepared by
Warren W. Coyle, P.A.
First National Land Title Co., Inc.
P. O. Box 1887
Pensacola, Florida 32519